

Industrial/Office Premises

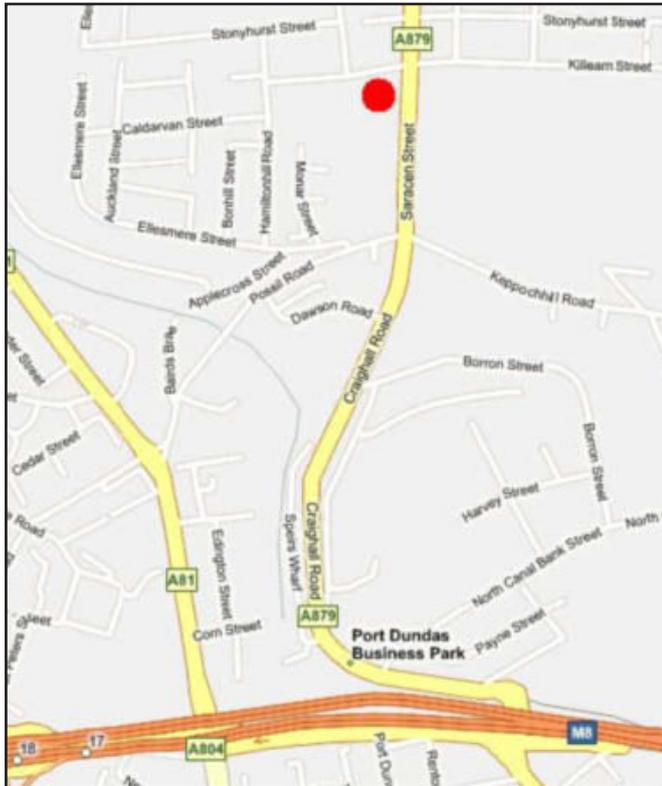
To let



-  Prominent, highly visible corner site
-  Easy access to the motorway network
-  Gross internal area of 498.24sq m (5,362 sq ft)
-  Improving and emerging area immediately adjacent to new £15 million 'Saracen Exchange' development and 'The Point' commercial and retail estate

93 Saracen Street, Glasgow

Location



The subjects are prominently located at the junction of Killearn Street and Saracen Street in the Port Dundas/ Possil Park area of Glasgow, approximately one mile north of the City Centre in an area of mixed industrial, retail and residential uses.

The subjects are well located for local bus services and benefit from being in close proximity to the motorway network. The subjects are adjacent to the new 'Saracen Exchange' development due to commence building in 2013 which will provide a healthcare hub, offices, supermarket, residential units and car parking facilities.

Our client's subjects are well placed to benefit from the local regeneration of the area.

Description

The subjects comprise of a two-storey stone built building, primarily under a pitched and slated roof. The red sandstone building fronting onto Saracen Street is B-listed.

Accommodation

Ground Floor	311.43 sq m	(3,352 sq ft)
First Floor	111.99 sq m	(1,205 sq ft)
Attic/Storage	74.82 sq m	(805 sq ft)
Total	498.24 sq m	(5,363 sq ft)

The subjects benefit from a surfaced yard/car park area suitable for some 25/30 car spaces with a steel perimeter fence, extending to approximately 0.07 hectares (0.18 acres).

Lease terms

The subjects are offered on the basis of a new, full repairing and insuring lease of negotiable length incorporating upwards only rent reviews

Rental

Rental offers over £15,000 per annum exclusive are invited for the benefit of a leasehold interest over the subjects.

Rating

The subjects currently form part of a unum quid entry and will require to be reassessed upon entry. An estimate of ratable value can be provided upon request.

VAT

Prices quoted are exclusive of VAT (if applicable).

Legal costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.

Viewing and further information

For further information or an appointment to view:

Name: Paul Hamilton
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Details revised

January 2013

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